

IN RE: PETITION FOR VARIANCE
(5609 Old Court Road)
2nd Election District
2nd Councilman District
New Antioch Baptist Church of
Randallstown Md., Inc.
Petitioner

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* **CASE NO. 2014-0089-A**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by Timothy M. Kotroco, Esq., on behalf of the legal owner of the subject property, New Antioch Baptist Church of Randallstown Md., Inc. The Petitioner is requesting variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.), §450.4 Attachment 1, to permit a freestanding identification sign with an area of 41.97 sq. ft. +/- in lieu of the required 25 sq. ft. and a height of 9.36 ft. +/- in lieu of the required 6 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the public hearing in support of the requests was Allen C. Gee, III, and Paul Lee with Century Engineering, Inc., who prepared the site plan. Timothy M. Kotroco, Esq. with Whiteford, Taylor & Preston, LLP, appeared and represented the Petitioner. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. There were no Protestants or interested citizens in attendance, and the file does not contain any letters of protest or opposition.

The only substantive Zoning Advisory Committee (ZAC) comments were received from the Department of Planning (DOP) dated November 4, 2013. That agency did not oppose the

ORDER RECEIVED FOR FILING

Date 12-17-13

By DW

relief.

Testimony and evidence revealed that the subject property is approximately 8 acres and is zoned DR 3.5. The site is improved with a large church, constructed in the late 1990s. To date, the church has not had a sign on this parcel, and relief is now sought to erect one freestanding identification sign with a changeable copy component.

Based upon the testimony and evidence presented, I will grant the petition for variance.

To obtain variance relief requires a showing that:

- (1) The property is unique; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Trinity Assembly of God v. People's Counsel, 407 Md. 53, 80 (2008).

Petitioner has met this test. The site is triangular in shape, and is therefore unique.

If the B.C.Z.R. were strictly interpreted, the Petitioner would indeed suffer a practical difficulty, given it would be unable to properly identify its church and the functions scheduled therein. Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property and public hearing on this Petition, and for the reasons set forth above, the variance relief requested shall be granted.

THEREFORE, IT IS ORDERED, this 17th day of December, 2013, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief pursuant to Baltimore County Zoning Regulations ("B.C.Z.R."), from §450.4, Attachment 1, to permit a freestanding identification sign with an area of 41.97 sq. ft. +/- in lieu of the required 25 sq. ft. and a height of 9.36 ft. +/- in lieu of the required 6 ft., be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

Date 12-17-13

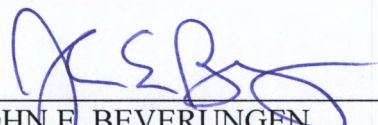
2

By RW

The relief granted herein shall be subject to the following:

- Petitioner may apply for appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 12-17-13

By bw 3



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

December 17, 2013

Timothy M. Kotroco, Esq.
Whiteford, Taylor & Preston, LLP
One West Pennsylvania Avenue, Suite 300
Towson, Maryland 21204

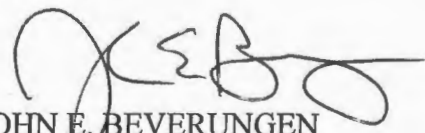
RE: Petition for Variance
Property: 5609 Old Court Road
Case No.: 2014-0089-A

Dear Mr. Kotroco:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County Office of Administrative Hearings at 410-887-3868.

Sincerely,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 5609 OLD COURT ROAD which is presently zoned DR 3.5

Deed References: PLAT REF. 0079/0366 10 Digit Tax Account # 2300007343

Property Owner(s) Printed Name(s) NEW ANTIOCH BAPTIST CHURCH OF RANDALLSTOWN MD INC.

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

2. a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for

3. **X** a Variance from Section(s) 450.4 ATTACHMENT 1 OF #01 TO PERMIT A FREE STANDING SIGN WITH AN AREA OF 41.97 S.F.± IN LIEU OF THE REQUIRED 25 S.F. AND A HEIGHT OF 9.36'± IN LIEU OF THE REQUIRED 6' AND SUCH OTHER AND FURTHER RELIEF AS DEEMED NECESSARY BY THE ADMINISTRATIVE LAW JUDGE OF BALTIMORE COUNTY.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

TO BE PRESENTED AT HEARING

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

NEW ANTIOCH

NEW ANTIOCH BAPTIST CHURCH

Contract Purchaser/Lessee: BAPTIST CHURCH

KENNETH L. BARNEY, PASTOR

ALLEN C. GEE, TRUSTEE

Legal Owners (Petitioners): OF RANDALLSTOWN MD INC.

KENNETH L.

BARNEY, PASTOR

ALLEN C. GEE, TRUSTEE

Name- Type or Print

Kenneth Barney *Allen C. Gee*

Signature

5616 OLD COURT RD. RANDALLSTOWN MD

Mailing Address

City

State

21133 / 410-961-8252 /

Zip Code

Telephone #

Email Address

Name #1 - Type or Print

Kenneth Barney *Allen C. Gee*

Signature #1

Signature #2

5616 OLD COURT RD. RANDALLSTOWN MD

Mailing Address

City

State

21133 / 410-961-8252 /

Zip Code

Telephone #

Email Address

Attorney for Petitioner: WHITEFORD TAYLOR & ASSOCIATES LLP

TIMOTHY M. KOTROCO, PARTNER

Name- Type or Print

Timothy Kotroco

Signature

TOWSON COMMONS, SUITE 300
ONE WEST PENNSYLVANIA AVE. TOWSON MD

Mailing Address

City

State

21204 / 410-821-2004 / tkotroco@wtplaw.com

Zip Code

Telephone #

Email Address

Representative to be contacted:

NEW ANTIOCH BAPTIST CHURCH

ALLEN C. GEE, CHAIRMAN TRUSTEE

Name - Type or Print

Allen C. Gee

Signature

5616 OLD COURT RD. RANDALLSTOWN MD

Mailing Address

City

State

21132 / 410-961-8252 /

Zip Code

Telephone #

Email Address

CASE NUMBER 2014-0089-A Filing Date 10/9/13 Do Not Schedule Dates: _____ Reviewer JF

DESCRIPTION**NEW ANTIOCH BAPTIST CHURCH**

**5609 OLD COURT ROAD – PLAT
(SOUTH SIDE OF OLD COURT ROAD – 255'± WEST
OF GREEN LANE – 8.034 AC.±)**

ELECT. DIST. 2 COUNCILMANIC DIST. 2

Beginning for the same at a point on the South side of Old Court Road as shown on the recorded "Corrected Amended Subdivision Plat of New Antioch Baptist Church" in Plat Book JLE 79-366, said point being designated as Point 1 and being located westerly 255'± from Green Lane, thence leaving said point of beginning and running for the 3 following courses and distances:

1. South 03° 23' 13" West 1,013.93' along East property line of the Church property, thence,
2. North 47° 39' 59" West 887.32' along the Northwest property line of the Church to South right-of-way of Old Court Road, thence,
3. North 59° 55' 18" East 827.32' along the relocated South right-of-way of Old Court Road to the point of beginning.,

Containing 8.034 Ac.± of area of Church property and as recorded in Plat Book JLE 79-366, Sept. 20, 2013.



2014-0089-A

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 2014-0089-A

Petitioner: NEW ANTIOCH BAPTIST CHURCH

Address or Location: 5609 OLD COURT ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: NEW ANTIOCH BAPTIST CHURCH

Address: 5616 OLD COURT ROAD
RANDALLSTOWN, MD-21133

Telephone Number: 410-961-8252

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. **105087**

Date: **10-9-13**

PAID RECEIPT

BUSINESS ACTUAL TIME TRM

10/10/2013 10/09/2013 12:21:14 8

REC WSD4 WALKIN SHIL SAN

>>RECEIPT # 995499 10/09/2013 OFLN

Dept 5 528 ZONING VERIFICATION

CR NO. 105087

Recpt Tot: \$500.00

\$500.00 CK 1.00 CA

Baltimore County, Maryland

Rev Sub
 Source/ Rev/
 Fund Dept Unit Sub Unit Obj Sub Obj Dept Obj BS Acct Amount

001 806 0000 6150 500.00

Total: **500.00**

Rec From: **New Antioch Baptist Church of Randallstown**

For: **Petition for Variance**
5609 Old Court Rd.

Hearing case 2014-0089

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
 PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 11/24/2013

Case Number: 2014-0089-A

Petitioner / Developer: TIMOTHY KOTROCO, ESQ.~KENNETH BARNEY

Date of Hearing (Closing): DECEMBER 16, 2013

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
5609 OLD COURT ROAD

The sign(s) were posted on: NOVEMBER 22, 2013



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)



THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

November 28, 2013

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, said publication appearing on November 26, 2013

☐ The Jeffersonian

THE BALTIMORE SUN MEDIA GROUP

By: Susan Wilkinson

Susan Wilkinson

NOTICE OF ZONING HEARING

The Administrative Law Judges of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #2014-0089-A

5609 Old Court Road

S/S Old Court Road, 255 ft. S/W from centerline of Greens Lane

2nd Election District - 2nd Councilmanic District

Legal Owner(s): New Antioch Baptist Church, Kenneth Barney, Pastor

Variance: to permit a free standing sign with an area of 41.97 sq. ft. +/- in lieu of the required 25 sq. ft. and a height of 9.36 ft. +/- in lieu of the required 6 ft. and such other and further relief as deemed necessary by the Administrative Law Judge of Baltimore County.

Hearing: Monday, December 16, 2013 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT-11/809 Nov. 26

959531



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

October 31, 2013

NOTICE OF ZONING HEARING

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105 West Chesapeake Avenue, Towson 21204

A handwritten signature in dark ink, appearing to read "Arnold Jablon", is written over a horizontal line.

Arnold Jablon
Director

AJ:kl

C: Timothy Kotroco, One W. Pennsylvania Ave., Ste. 300, Towson 21204
Kenneth Barney, Pastor, 5616 Old Court Road, Randallstown 21133

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, NOVEMBER 26, 2013.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, November 26, 2013 Issue - Jeffersonian

Please forward billing to:

New Antioch Baptist Church
Attn: Kenneth Barney
5616 Old Court Road
Randallstown, MD 21133

410-961-8252

NOTICE OF ZONING HEARING

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Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

M E M O R A N D U M

DATE: January 27, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0089-A – Appeal Period Expired

The appeal period for the above-referenced case expired on January 16, 2014. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

RE: PETITION FOR VARIANCE	*	BEFORE THE OFFICE
5609 Old Court Road; S/S Old Court Road,		
255' SW from the c/line of Greens Lane	*	OF ADMINSTRATIVE
2 nd Election & 2 nd Councilmanic Districts		
Legal Owner(s): New Antioch Baptist Church	*	HEARINGS FOR
Of Randallstown Maryland Inc		
Contract Purchaser(s): New Antioch Baptist	*	BALTIMORE COUNTY
Church		
Petitioner(s)	*	2014-089-A

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED
OCT 15 2013

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 15th day of October, 2013, a copy of the foregoing Entry of Appearance was mailed to Allen C. Gee, Chairman Trustee, 5616 Old Court Road, Randallstown, MD 21132 and Timothy Kotroco, Esquire, 1 Pennsylvania Avenue, Suite 300, Towson, Maryland 21204 , Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>10/22</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>N/C</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
<u>11/4</u>	PLANNING (if not received, date e-mail sent _____)	<u>C</u>
<u>10/17</u>	STATE HIGHWAY ADMINISTRATION	<u>No Obj</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

11/26/13

SIGN POSTING

Date:

11/22/13

by

O'Keefe

PEOPLE'S COUNSEL APPEARANCE

Yes

☒

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

December 12, 2013

New Antioch Baptist Church
of Randallstown MD Inc
Kenneth L. Barney Pastor
Allen Gee Trustee
5616 Old Court Road
Randallstown MD 21133

RE: Case Number: 2014-0089 A, Address: 5609 Old Court Road

Dear Pastor Barney & Mr. Gee:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on October 9, 2013. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Timothy M. Kotroco, Esquire, One West Pennsylvania Avenue, Suite 300, Towson MD 21204

Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor



James T. Smith, Jr., Secretary
Melinda B. Peters, Administrator

Date: 10-17-13

Ms. Kristen Lewis
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County

Item No 2014-0089-A

Variance

Kenneth L. Barney, Pastor
Allen C. Gee, Trustee
5609 Old Court Road.

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office *has no objection to* Baltimore County Zoning Advisory Committee approval of Item No. 2014-0089-A.

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in blue ink, appearing to read 'Steven D. Foster'.

Steven D. Foster, Chief/
Development Manager
Access Management Division

SDF/raz

My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

DATE: October 22, 2013

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For October 21, 2013
Item No. 2014-0082, 0085, 0086, 0089 and 0090

The Bureau of Development Plans Review has reviewed the subject-zoning items, and we have no comments.

DAK:CEN
Cc: file

G:\DevPlanRev\ZAC -No Comments\ZAC10212013 -.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: November 4, 2013

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 5609 Old Court Road

INFORMATION:

Item Number: 14-089

Petitioner: Kenneth L. Barney, Pastor

Zoning: DR 3.5

Requested Action: Special Variance

RECEIVED

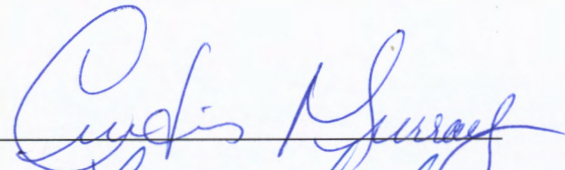
NOV 05 2013

OFFICE OF ADMINISTRATIVE HEARINGS

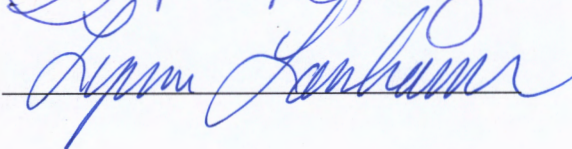
SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request and accompanying site plan. The Department of Planning does not oppose the petitioner's request. However, this Department requests the review and approval of a complete sign package prior to the issuance of a Administrative Law Judge's Order. The Department of Planning will provide a subsequent comment prior to the close of the Special Variance hearing file.

For further information concerning the matters stated here in, please contact Troy Leftwich at 410-887-3480.

Prepared By: 

Division Chief:
AVA/LL:cjm



Real Property Data Search (w4)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registrations
Account Identifier:	District - 02 Account Number - 2300007343	

Owner Information

Owner Name:	NEW ANTIOCH BAPTIST CHURCH OF RANDALLSTOWN MD INC	Use: Principal	EXEMPT COMMERCIAL
Mailing Address:	5616 OLD COURT RD RANDALLSTOWN MD 21133	Residence: Deed Reference:	NO 1) 2)

Location & Structure Information

Premises Address:	5609 OLD COURT RD BALTIMORE 21244-	Legal Description:	8.034 AC CHURCH I 5609 OLD COURT R NEW ANTIOCH BA CHURCH
--------------------------	---------------------------------------	---------------------------	---

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0077	0014	0680		9366				2013	
									Plat Ref:
									NONE

Special Tax Areas:

Town:
Ad Valorem:
Tax Class:

Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area
2005	77767		8.0300 AC
Stories	Basement	Type	Exterior
		CHURCH	
Full/Half Bath	Garage	Last Major Renovati	

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2013	07/01/2013	07/01/
Land:	840,300	840,300		
Improvements	18,600,700	17,437,700		
Total:	19,441,000	18,278,000	18,278,000	18,278
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt	Class	07/01/2013	07/01/2014
Assessments:			
County:	700	18,278,000.00	18,278,000.00
State:	700	18,278,000.00	18,278,000.00
Municipal:	700	0.00/0.00	0.00/0.00
Tax Exempt:	Special Tax Recapture:		
Exempt Class:	NONE		

Homestead Application Information

Homestead Application Status: No Application

Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty>)

District: **02** Account Number: **2300007343**

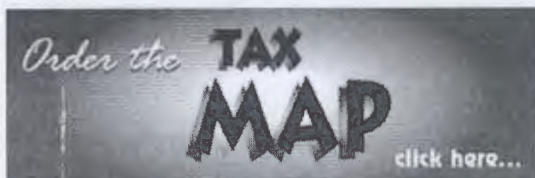


The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning ©2011.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).



(<http://lmsweb05.mdp.state.md.us/website/mosp/>)

 Loading... Please

Loading... Please Wait.

DATE 12-16-2013

[illegible]

Case No.: 2014-0089-A

Exhibit Sheet

Petitioner/Developer

Protestant

DW 12-17-13

No. 1	Plan	
No. 2	Permit review map	
No. 3	Google Earth	
No. 4	color photo	
No. 5	" "	
No. 6	" "	
No. 7	" "	
No. 8	" "	
No. 9		
No. 10		
No. 11		
No. 12		



Permit Review Map

Created By
Baltimore County
My Neighborhood

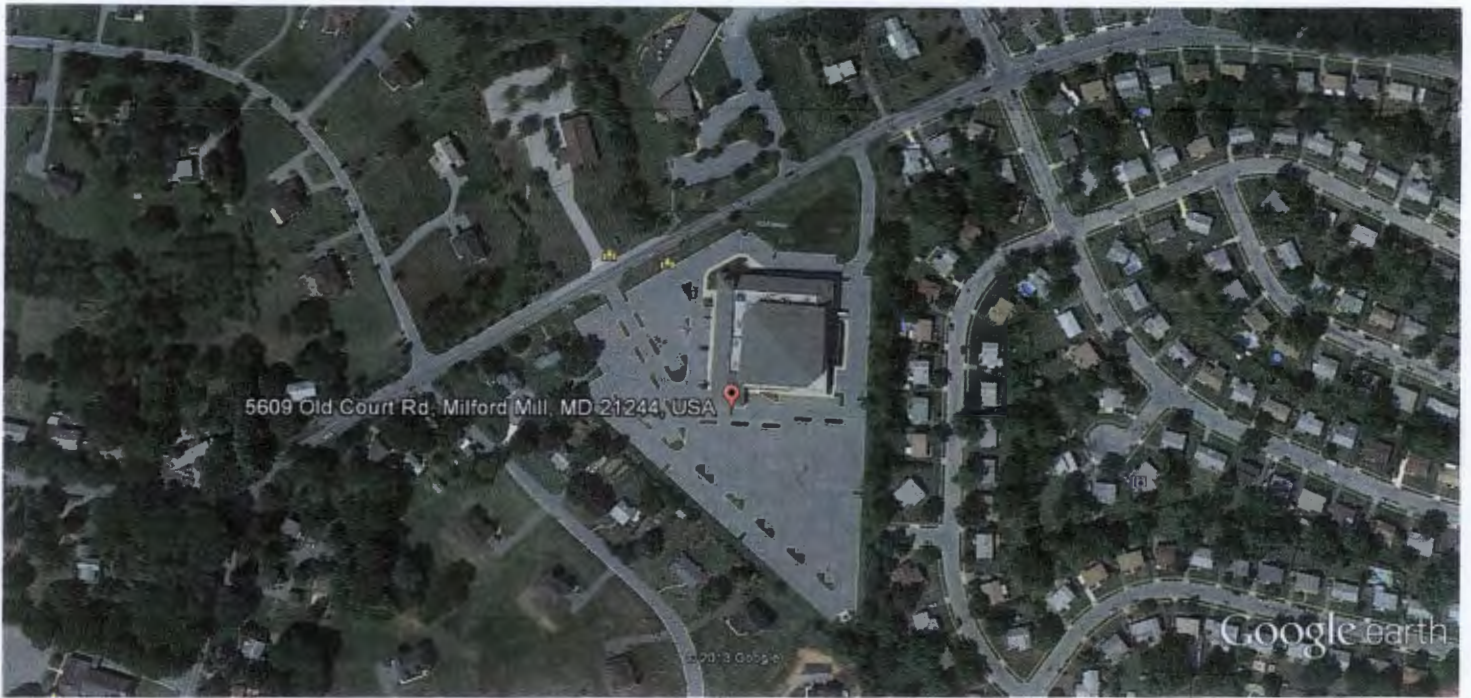


This data is only for general information purposes only. This data may be inaccurate or contain errors or omissions. Baltimore County, Maryland does not warrant the accuracy or reliability of the data, including but not limited to, actual, specific, or general, including attorneys' and experts' fees, and from or in connection with the use of this data.

ALL-STATE LEGAL

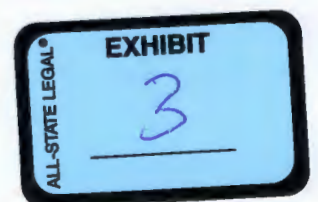
EXHIBIT

2



Google earth

feet 1000
meters 400





Google earth

feet
meters



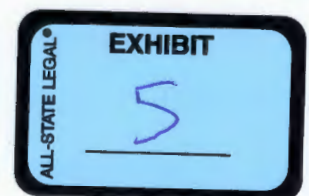


Google earth

feet
meters



- View coming from Liberty Road
- Can't see over crest in the road





Google earth

feet 10
meters 4



- View coming from Granite Area
- Can't see over crest in the Road





Google earth



- Blind Spot mirror at driveway entrance



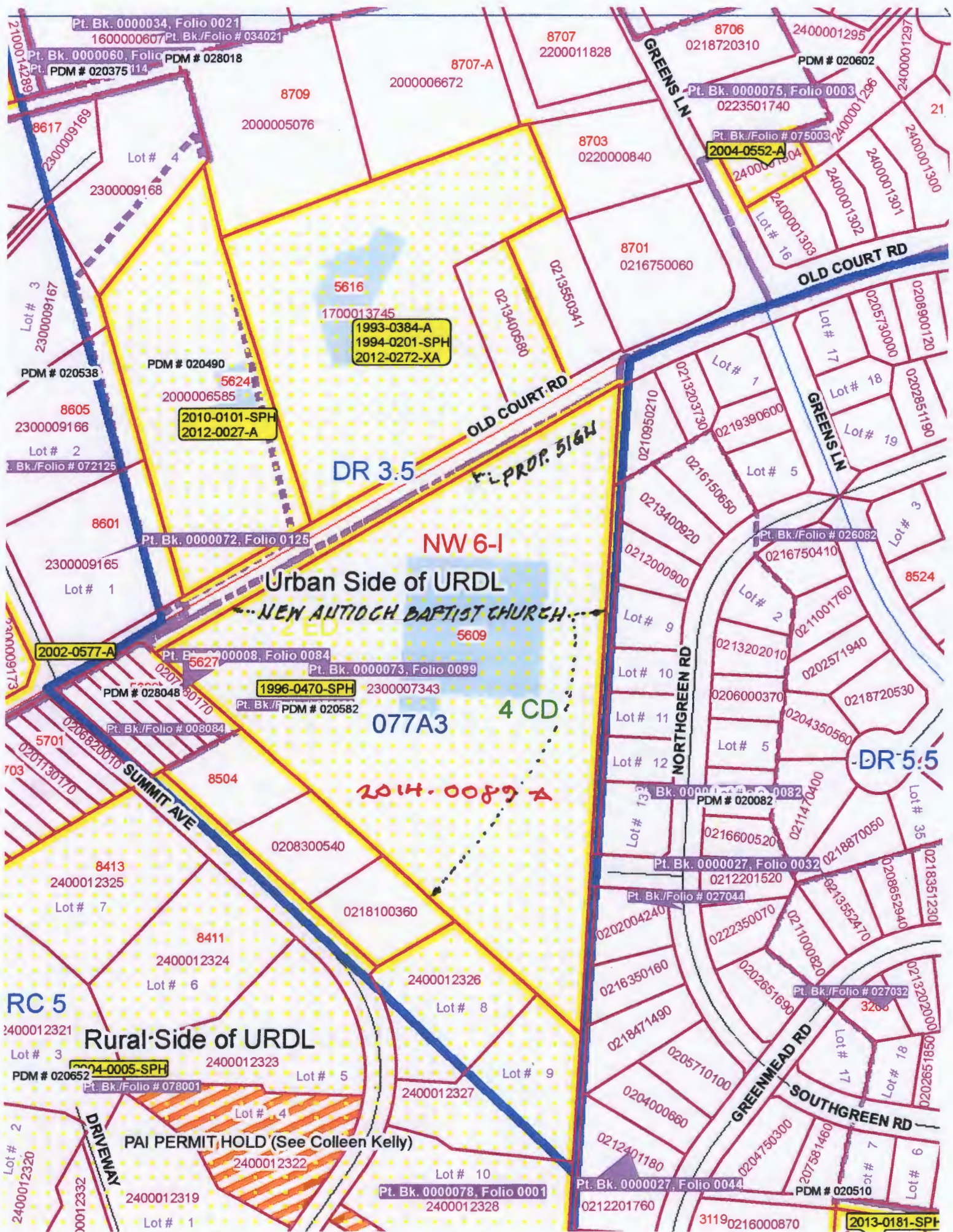


Google earth



- View showing lack of Signage for New Antioch

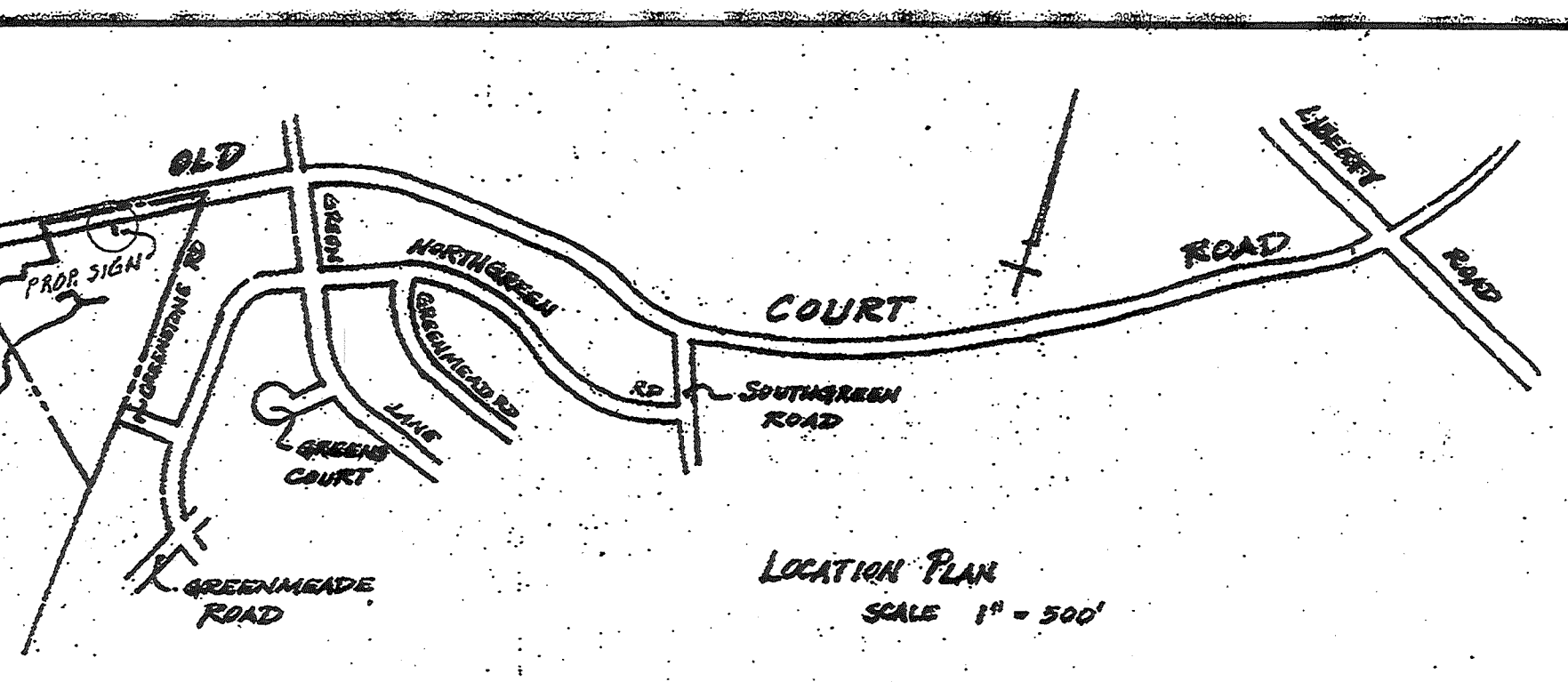
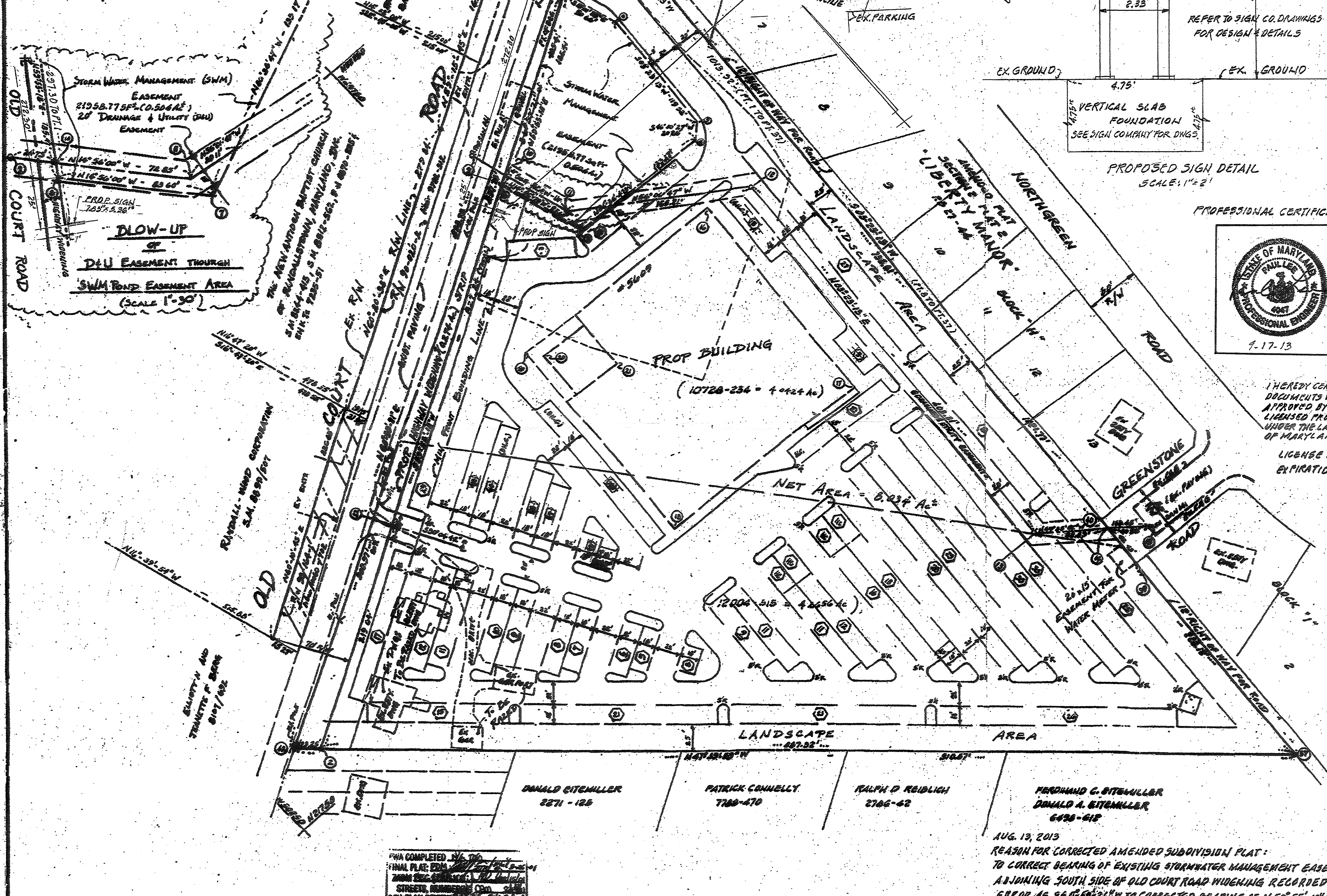




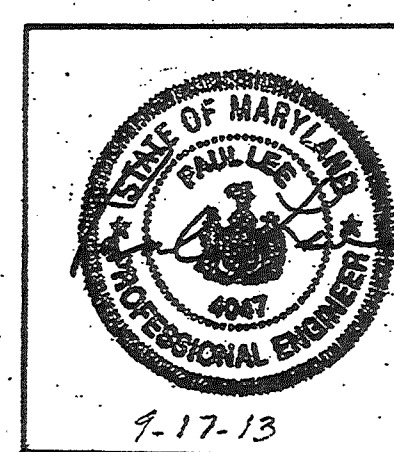
*5609 OLD COURT ROAD

SCALE: 1"=200'

NO	DESCRIPTION	NO	DESCRIPTION	NO	DESCRIPTION
1	21558.7756	11	21558.7756	21	21558.7756
2	21558.7756	12	21558.7756	22	21558.7756
3	21558.7756	13	21558.7756	23	21558.7756
4	21558.7756	14	21558.7756	24	21558.7756
5	21558.7756	15	21558.7756	25	21558.7756
6	21558.7756	16	21558.7756	26	21558.7756
7	21558.7756	17	21558.7756	27	21558.7756
8	21558.7756	18	21558.7756	28	21558.7756
9	21558.7756	19	21558.7756	29	21558.7756
10	21558.7756	20	21558.7756	30	21558.7756



- GENERAL NOTES**
- HIGHWAY AND HIGHWAY WIDENING, EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, FOREST CONSERVATION EASEMENTS, ACCESS EASEMENTS, FOREST BUFFER AREAS, CRITICAL AREA EASEMENT, IN SEE OR EASEMENT, GREENWAY AREAS IN FOREST EASEMENT AND STORMWATER MANAGEMENT AREAS, NO MATTER WHO ENTITLED, SHOWN HEREIN ARE RESERVED UNTO THE OWNER AND, EXCEPT FOR THOSE INDICATED AS PRIVATE, ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND. THE OWNER, HIS PERSONAL REPRESENTATIVES AND ASSIGNS WILL CONVEY SAID AREAS BY DEED TO BALTIMORE COUNTY, MARYLAND AT NO COST UNTIL SUCH TIME AS SAID CONVEYANCE IS ACCEPTED BY BALTIMORE COUNTY. THE OWNER AUTHORIZES BALTIMORE COUNTY, ITS AGENTS AND ASSIGNS THE RIGHT TO ENTER UPON THE PROPERTY FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING AND REPAIRING ROADS, UTILITY LINES AND FACILITIES, AND STORMWATER MANAGEMENT, PONDING AND FACILITIES.
 - THE APPROVAL OF THIS PLAN IS BASED ON A REASONABLE EXPECTATION THAT THE WATER AND SEWER SERVICE WHICH IS PLANNED FOR THIS DEVELOPMENT WILL BE AVAILABLE WHEN NEEDED. HOWEVER, BUILDING PERMITS MAY NOT BE ISSUED UNTIL THE PLANNED WATER AND SEWER FACILITIES ARE COMPLETED AND DETERMINED TO BE APPROPRIATE TO SERVE THE PROPOSED DEVELOPMENT.
 - THIS PLAN MAY BE IN VIOLATION OF THE BALTIMORE COUNTY CODE, SECTION 26-216.
 - THE RECORDING OF THIS PLAN DOES NOT CONSTITUTE THE INSURANCE OF SURVEY OR UTILITIES BY BALTIMORE COUNTY.
 - THE RECORDING OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACE OR OTHER PUBLIC AREA SHOWN ON THIS PLAN.
 - THE OWNER/DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES ADOPTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
 - THESE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER OR FOREST CONSERVATION EASEMENT AND CRITICAL AREA EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPT. OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
 - EXCEPT AS OTHERWISE INDICATED, ALL BUILDING RESTRICTION LINES SHOWN HEREON HAVE BEEN PLACED IN ACCORDANCE WITH THE BALTIMORE COUNTY DEPT. OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
 - TOTAL AREA OF LOT: 4.0224 ACRES. 130,800 S.F. AREA HIGHWAY WIDENING: 0.024 AC. NET AREA OF LOT: 0.024 AC.
 - I HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE THE APPROVED FINAL DEVELOPMENT PLAN DATED 5-13-13 AND HAVE PREPARED WITH DUE DILIGENCE THIS RECORD PLAN, PERMANENTLY APPROVED FINAL DEVELOPMENT PLAN.
 - THIS SITE IS LOCATED IN THE PATTERED WATERWAYS.
 - ANY FOREST BUFFER OR FOREST CONSERVATION EASEMENT AND CRITICAL AREA EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE EASEMENTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT THE DISTURBANCE AND USE OF THIS AREA.
 - DEED REFERENCE: 10728/234 & 10728/235.
 - THE OUTLINE SHOWN HEREON IS BASED ON A SURVEY ENTITLED "BOUNDARY SURVEY" PREPARED BY CHUBBIE MATE ROSENBLUTH, INC. ENGINEERS-SURVEYORS PLANNERS DATED OCTOBER 24, 1997.
 - EXISTING ZONING OF THE PROPERTY IS PR-35.
 - ZONING HISTORY: SPECIAL HEARING GRANTED 7/23/96, CASE # 96-470 SP4.
 - ADDITIONAL INFORMATION CONCERNING THIS PLAN MAY BE OBTAINED FROM THE BALTIMORE COUNTY DEPT. OF PERMITS AND DEVELOPMENT MANAGEMENT AND THE DEPT. OF PUBLIC WORKS.
 - TAX ACCOUNT # 28-0000000000.
 - (5-13-13) 20. CORRECTED AMENDED PLAN: REVISION TO OLD COURT RD. BEARINGS - STORMWATER MGT. EASEMENT 8-17-13 1. PETITIONER REQUESTING A VARIANCE TO SECT. 450.4 ATTACHMENT 1 & 6 OF THE DCZR TO PERMIT A FREE STANDING SIGN 26.3'x33' - 4.175 SF AREA IN LIEU OF 25 SF (A VARIANCE OF 16.97 SF AND A HEIGHT OF 9.36' IN LIEU OF 6' (A VARIANCE OF 3.36') AND SUCH OTHER AND FURTHER RELIEF DEEMED NECESSARY BY THE ADMINISTRATIVE LAW JUDGE OF BALTIMORE COUNTY.

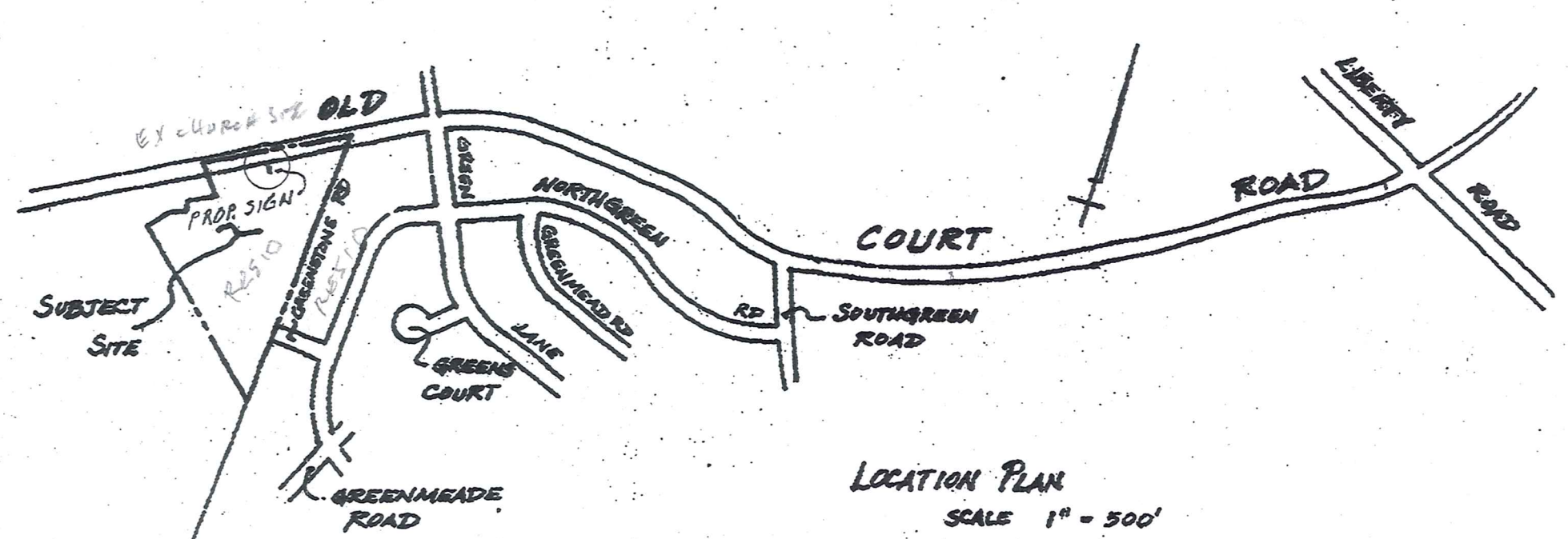
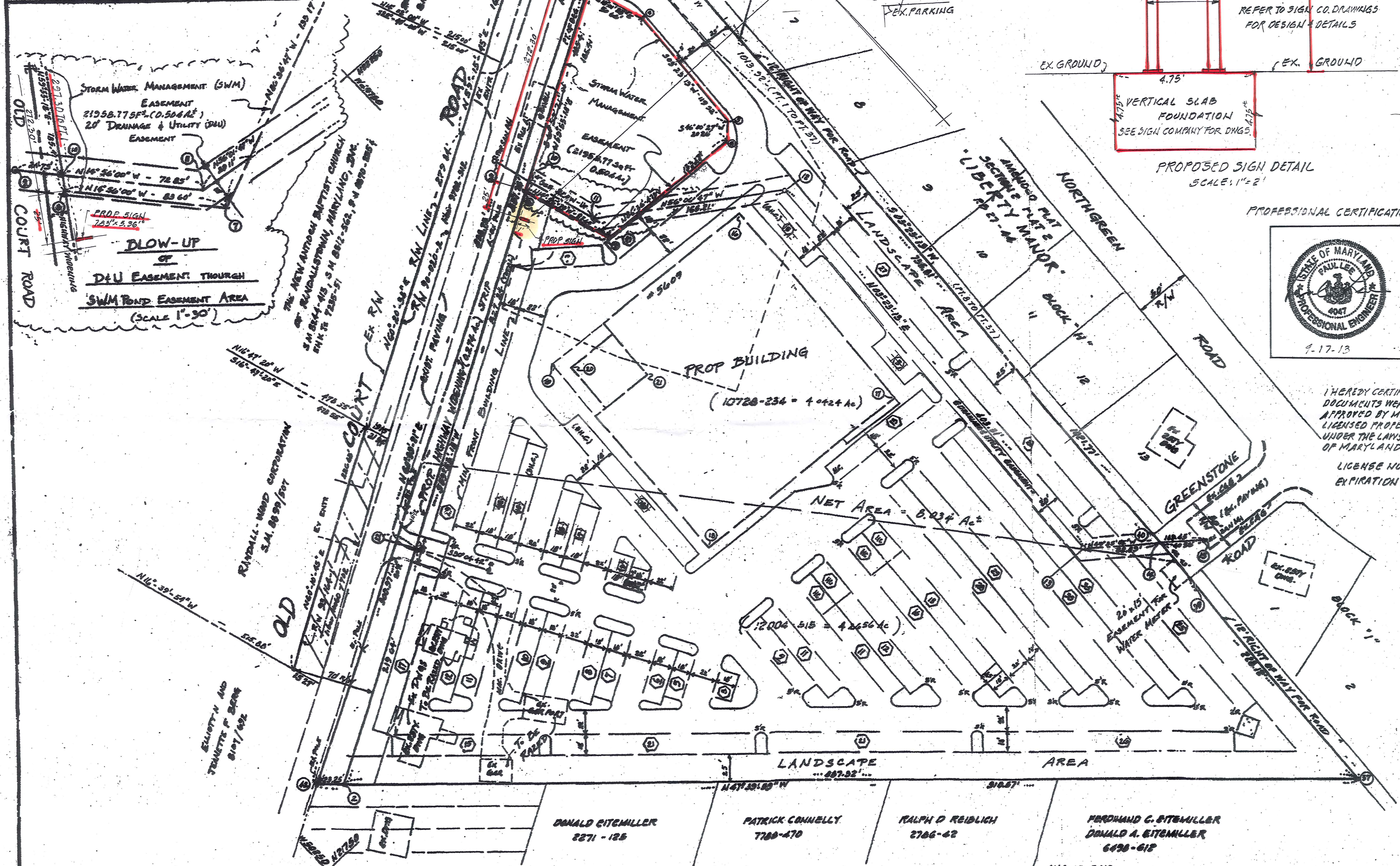


I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND I AM DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NUMBER: 4047
EXPIRATION DATE: 5-31-2014

APPROVED: DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT DATE: _____ DIRECTOR: _____	APPROVED BY THE DIRECTOR OF DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT PURSUANT TO SECTION 26-216(c) BALTIMORE COUNTY CODE. DATE: _____ DIRECTOR OF DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT: _____	APPROVED: CENTURY ENGINEERING, INC. THE UNDERSIGNED, ENGINEER OF THE LAND SHOWN ON THIS PLAN HEREBY CERTIFY THAT, TO THE BEST OF HIS KNOWLEDGE, THE REQUIREMENTS OF SUBSECTION (c) OF SECTION 2-103 OF REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND HAVE BEEN COMPLIED WITH IN AS FAR AS SAME CONCERN THE MAKING OF THIS PLAN AND SETTING OF MARKERS. NEW ANTIOCH BAPTIST CHURCH OF RANDALLSTOWN, MD, INC. DATE: 8-13-13	APPROVED: CENTURY ENGINEERING, INC. THE UNDERSIGNED, ENGINEER OF THE LAND SHOWN ON THIS PLAN HEREBY CERTIFY THAT, TO THE BEST OF HIS KNOWLEDGE, THE REQUIREMENTS OF SUBSECTION (c) OF SECTION 2-103 OF REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND HAVE BEEN COMPLIED WITH IN AS FAR AS SAME CONCERN THE MAKING OF THIS PLAN AND SETTING OF MARKERS. NEW ANTIOCH BAPTIST CHURCH OF RANDALLSTOWN, MD, INC. DATE: 8-13-13
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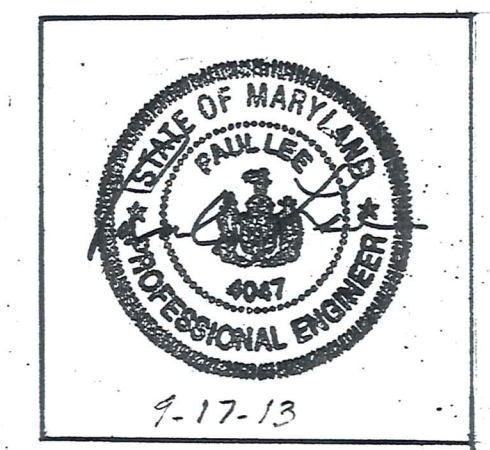
COORDINATES			COORDINATES		
NO	NORTHING	EASTING	NO	NORTHING	EASTING
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38	2200.78	4200.45	12	2200.40	4200.31
40	2200.78	4200.51	13	2200.41	4200.21
42	2200.50	4200.45	14	2200.27	4200.35
50	2200.74	4200.57	15	2200.35	4200.47
1	2200.78	4200.45	16	2200.10	4200.20
2	2200.78	4200.30	17	2200.27	4200.40
3	2200.78	4200.30	18	2200.30	4200.42
4	2200.78	4200.30	19	2200.30	4200.70
5	2200.78	4200.30	20	2200.24	4200.30
6	2200.78	4200.30	21	2200.24	4200.30
7	2200.78	4200.30	22	2200.24	4200.30
8	2200.78	4200.30			
9	2200.78	4200.30			
10	2200.78	4200.30			



GENERAL NOTES

1. HIGHWAY AND HIGHWAY WIDENINGS, SLOPE EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, FOREST CONSERVATION EASEMENTS, ACCESS EASEMENTS, FOREST BUFFER AREAS, CRITICAL AREA EASEMENT, IN FEE OR EASEMENT, GREENWAY AREAS IN FEE OR EASEMENT AND STORMWATER MANAGEMENT AREAS, NO MATTER HOW ENTITLED, SHOWN HEREON ARE RESERVED UNTO THE OWNER AND, EXCEPT FOR THOSE INDICATED AS PRIVATE, ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND. THE OWNER, HIS PERSONAL REPRESENTATIVES AND ASSIGNS WILL CONVEY SAID AREAS BY DEED TO BALTIMORE COUNTY, MARYLAND AT NO COST UNTIL SUCH TIME AS SAID CONVEYANCE IS ACCEPTED BY BALTIMORE COUNTY. THE OWNER AUTHORIZES BALTIMORE COUNTY, ITS AGENTS AND ASSIGNS THE RIGHT TO ENTER UPON THE PROPERTY FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING AND REPAIRING ROADS, UTILITY LINES AND FACILITIES AND STORMWATER MANAGEMENT PONDS AND FACILITIES.
2. THE APPROVAL OF THIS PLAT IS BASED ON A REASONABLE EXPECTATION THAT THE WATER AND SEWER SERVICE WHICH IS PLANNED FOR THIS DEVELOPMENT WILL BE AVAILABLE WHEN NEEDED. HOWEVER, BUILDING PERMITS MAY NOT BE ISSUED UNTIL THE PLANNED WATER AND SEWER FACILITIES ARE COMPLETED AND DETERMINED TO BE ADEQUATE TO SERVE THE PROPOSED DEVELOPMENT.
3. THIS PLAT MAY ENTER IN ACCORDANCE WITH THE ORDINANCE OF THE BALTIMORE COUNTY CODE, SECTION 26-216.
4. THE RECORDING OF THIS PLAT DOES NOT GUARANTEE THE DEDICATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.
5. THE RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACE OR OTHER PUBLIC AREA SHOWN ON THIS PLAT.
6. THE OWNER/DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES ADOPTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
7. THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.
8. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER OR FOREST CONSERVATION EASEMENT AND CRITICAL AREA EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPT. OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
9. EXCEPT AS OTHERWISE INDICATED, ALL BUILDING RESTRICTION LINES SHOWN HEREON HAVE BEEN PLACED AS A RESULT OF THE INTERPRETATION ONLY, OF CURRENTLY APPLICABLE REGULATIONS AND POLICIES OF THE BALTIMORE COUNTY DEPT. OF PERMITS AND DEVELOPMENT MANAGEMENT. EXCEPTIONS TO THESE RESTRICTIONS MAY APPLY.
10. TOTAL AREA OF PLAT $4.0824 \pm 4.2650 = 8.3474$ ACRES
AREA HIGHWAY WIDENING = 0.254 AC
NET AREA OF PLAT = 8.0934 AC
11. I HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE THE APPROVED FINAL DEVELOPMENT PLAN DATED 5-18-92 AND HAVE PREPARED WITH DUE DILIGENCE THIS RECORD PLAT, PURSUANT TO APPROVED FINAL DEVELOPMENT PLAN.
12. THIS SITE IS LOCATED IN THE PATAPSCO WATERSHED.
13. ANY FOREST BUFFER OR FOREST CONSERVATION EASEMENT AND CRITICAL AREA EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT TO VARYING DEGREE AND USE OF THIS AREA.
14. DEED REFERENCE: 1078/254 & 1804/518.
15. THE OUTLINE SHOWN HEREON IS BASED ON A SURVEY ENTITLED "BOUNDARY SURVEY" PREPARED BY COLBERT MATE ROSENFIELD, INC. ENGINEERS-SURVEYORS PLANNERS DATED OCTOBER 24, 1997.
16. EXISTING ZONING OF THE PROPERTY IS DR-55.
17. ZONING HISTORY: SPECIAL HEARING GRANTED 7/29/96, CASE # 36-490 SPD.
18. ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE BALTIMORE COUNTY DEPT. OF PERMITS AND DEVELOPMENT MANAGEMENT AND THE DEPT. OF PUBLIC WORKS.
19. TAX ACCOUNT# ~~28-00-007332~~.
20. CORRECTED AMENDED PLAT: REVISION TO OLD COURT RD. BEARCATS - STORMWATER MGT. EASEMENT.
21. PETITIONER REQUESTING A VARIANCE TO SECT. 450.4 ATTACHMENT 1 * 6 OF THE BCZC TO PERMIT A FREE STANDING SIGN $78.3 \times 36 = 417.5$ AREA IN LIEU OF 25 SF. (A VARIANCE OF 16.57 SF AND A HEIGHT OF 9.36' IN LIEU OF 6' (A VARIANCE OF 3.36') AND SUCH OTHER AND FURTHER RELIEF DEEMED NECESSARY BY THE ADMINISTRATIVE LAW JUDGE OF BALTIMORE COUNTY.

PROFESSIONAL CERTIFICATION



I HEREBY CERTIFY THAT THESE
DOCUMENTS WERE PREPARED OR
APPROVED BY ME, AND I AM DULY
LICENSED PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE STATE
OF MARYLAND

LICENSE NUMBER: 4047
EXPIRATION DATE: 8-31-2014

PLAT TO ACCOMPANY PETITION FOR VARIANCE

CORRECTED AMENDED
SUBDIVISION PLAT OF

NEW ANTIOCH BAPTIST CHURCH
(JLE 79-266)
5609 OLD COURT ROAD

COUNCILMATIC DIST. 2
ELECT. DIST. 2
SCALE 1"=50'

AUG. 13, 2013
SEPT. 17, 2013

11-25-00
REASON FOR AMENDMENT TO RECORDED PLAT:
REVISION TO LOCATION OF 20' DRAINAGE UTILITY EASEMENT



CENTURY ENGINEERING, INC.
CONSULTING ENGINEERS - PLANNERS
10710 GILROY ROAD
HUNT VALLEY, MD. 21031

APPROVED: DEPARTMENT OF ENVIRONMENTAL PROTECTION
AND RESOURCE MANAGEMENT

APPROVED BY THE DIRECTOR OF DEPARTMENT OF PERMITS AND
DEVELOPMENT MAINTENANCE PURSUANT TO SECTION 26-216(C)
BALTIMORE COUNTY CODE

DATE	DIRECTOR
------	----------

DATE _____ DIRECTOR OF DEPARTMENT OF R&DM.

NOTE:
REFERS TO MAJOR BRAD SHINN, MAJOR AND MENTION
THAT THE MEMO IS FOR PURPOSES OF IDENTIFICATION
ONLY, AND THE SAME ARE NOT INTENDED TO BE SUBJECT
TO PUBLIC USE. THE FOR SIMPLE TITLE TO THE DEPT
THEREOF IS EXPRESSLY RESERVED IN THE CENTERS
OF THE GOOD TO WHICH THIS PLAT IS ATTACHED, THEIR
HOURS AND ASSIGN

COORDINATES AND BEARINGS SHOWN IN THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE BASED ON THE FOLLOWING TRAVERSE STATIONS:

X-5465 N 724936 W 486764

SUBJECT AND CERTIFICATE - CENTURY ENGINEERING, INC.
 THE UNDERSIGNED, A REGISTERED PROPERTY LINE
 SURVEYOR OF THE STATE OF MARYLAND DOES HEREBY CERTIFY
 THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT AND
 THAT THE LAND SHOWN ON THIS PLAT IS BEING Laid OUT
 AND THE PLAT THEREON HAS BEEN PREPARED IN COMPLIANCE
 WITH SUBARTICLE (c) OF SECTION 5-B OF REAL PROPERTY
 ARTICLE OF THE ANNOTATED CODE OF MARYLAND, HIGHLIGHTED
 IN SO FAR AS SAME READS: THE MAKING OF THIS PLAT AND

OWNER'S CERTIFICATE
THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS
PLAT HEREBY CERTIFIES THAT, TO THE BEST OF HIS KNOWLEDGE,
THE REQUIREMENTS OF SUBSECTION C, OF SECTION 3-103 OF
REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF
MARYLAND HAS BEEN COMPLIED WITH ALSO FAR AS
SAME CONCERNS THE MAKING OF THE PLAT AND SETTING
OF MARKERS

NEW ANGLICAN BAPTIST CHURCH OF MANOALLOTTOWN MD. INC.